

**Proposed Amendment to the Antelope Valley Redevelopment Plan
for the AV Parkway Plaza Triangle Redevelopment Project**

(Following page 76 of the Antelope Valley Redevelopment Plan)

I. AV Parkway Plaza Triangle Redevelopment Project

1. Site Description

The AV Parkway Plaza Triangle Redevelopment Project Area is located in the "super block" that includes Q Street to the South, the proposed site of the Antelope Valley Parkway to the West, and 21st Street and a portion of the proposed site of Union Plaza to the east, as shown on the attached project area map marked Exhibit A. The area will be replatted to accommodate the future public and proposed private improvements.

The Redevelopment Project Area is located within the area designated as the East Downtown Opportunity District in the Antelope Valley Research and Development Corridor Master Plan. The Redevelopment Project Area and proposed projects exemplify the super block concept identified in the Master Plan.

A. Phase I – Mixed-Use Office and Parking Facility

Phase I of the AV Parkway Plaza Triangle Redevelopment Project includes Q Street to the South, R Street to the North, the proposed site of the Antelope Valley Parkway to the West, and 21st Street and a portion of the proposed site of Union Plaza to the east as shown in the Project area map marked Exhibit B.

B. Phase II – Mixed-Use Commercial

Phase II of the AV Parkway Plaza Triangle Redevelopment Project includes the area surrounded by R Street to the South, the proposed site of the Antelope Valley Parkway to the West, and 21st the proposed site of Union Plaza to the east as shown in the Project area map marked Exhibit B.

2. Project Elements

The AV Parkway Plaza Triangle Redevelopment Project is a two-phase, mixed-use commercial and parking facility project. Phase I includes the construction of a new headquarter office building and adjacent parking structure. Phase II is expected to include a complementary mixed-use commercial building within the Phase II area identified in Exhibit B.

The Redevelopment Project Area and proposed project concepts are consistent with the goals of the Antelope Valley Redevelopment Plan, and the Antelope Valley Research and Development Corridor Master Plan and proposed design standards. The goal in redeveloping this project area is to create an exemplary mixed-use office building to serve as a cornerstone of the Antelope Valley Opportunity District and a substantial bookend to Downtown redevelopment. The redevelopment of this area will remove blighted and substandard conditions, strengthen Downtown Lincoln, and help shape and encourage future development within East Downtown and Antelope Valley.

The Project Area is located within East Downtown and is currently zoned R-6, B-3, and B-4 (see Exhibit C). The Project Area will be part of the Antelope Valley Opportunity District Planned Unit Development, and will be rezoned B-4. The land uses within the proposed project boundaries are a mixture of residential, commercial, industrial, and other uses. A significant portion of the land is currently vacant. None of the existing residential or commercial structures will remain as part of this project. Land coverage and building density will be altered significantly with the implementation of this project. Future land use is shown on Exhibit D, attached.

The properties within the developable portions of the project area have already been acquired by the Joint Antelope Valley Authority as part of the public portions of the Antelope Valley project or have been acquired or are under contract for acquisition by the developer. The developer will work with the City to acquire those portions of City property needed for the project.

The existing street system within the project area will change as a result of this project, and as part of the Antelope Valley Parkway improvements already being implemented. The developers will seek vacation of R Street from the future Antelope Valley Parkway to Union Plaza, and 20th Street from Q to S Streets. The developer is working with the City to determine if the vacation of 21st Street north of Q Street will also be feasible, or if there are alternatives to vacation.

The proposed, as well as any other, plans to acquire, relocate, demolish, or dispose of any real private property will follow policy outlined in the Plan.

Public investment may assist in demolition; site preparation and grading; utility relocation and resizing; redevelopment of the streetscape surrounding the block and transition area between the project and the plaza; parking; and, other public improvements.

A cost-benefit analysis will be prepared and included as a part of the material that will be presented to City Council.

A. Phase I – Mixed-Use Office and Parking Facility

Phase I will include the construction of a headquarter office building. The building is planned to be 160,000 to 200,000 square feet with room for expansion. A parking facility will also be constructed, resulting in 500 to 750 stalls. The office building and parking facility are planned to be located in the mixed-use - office building and parking facility area shown in Exhibit D.

B. Phase II – Mixed-Use Commercial

Phase II will include the construction of a mixed-use building or buildings. The total square feet is expected to be between 40,000 and 160,000 square feet, depending upon the specific use. The use is expected to be supportive of or complementary to other uses in East Downtown and within the Antelope Valley Opportunity District.

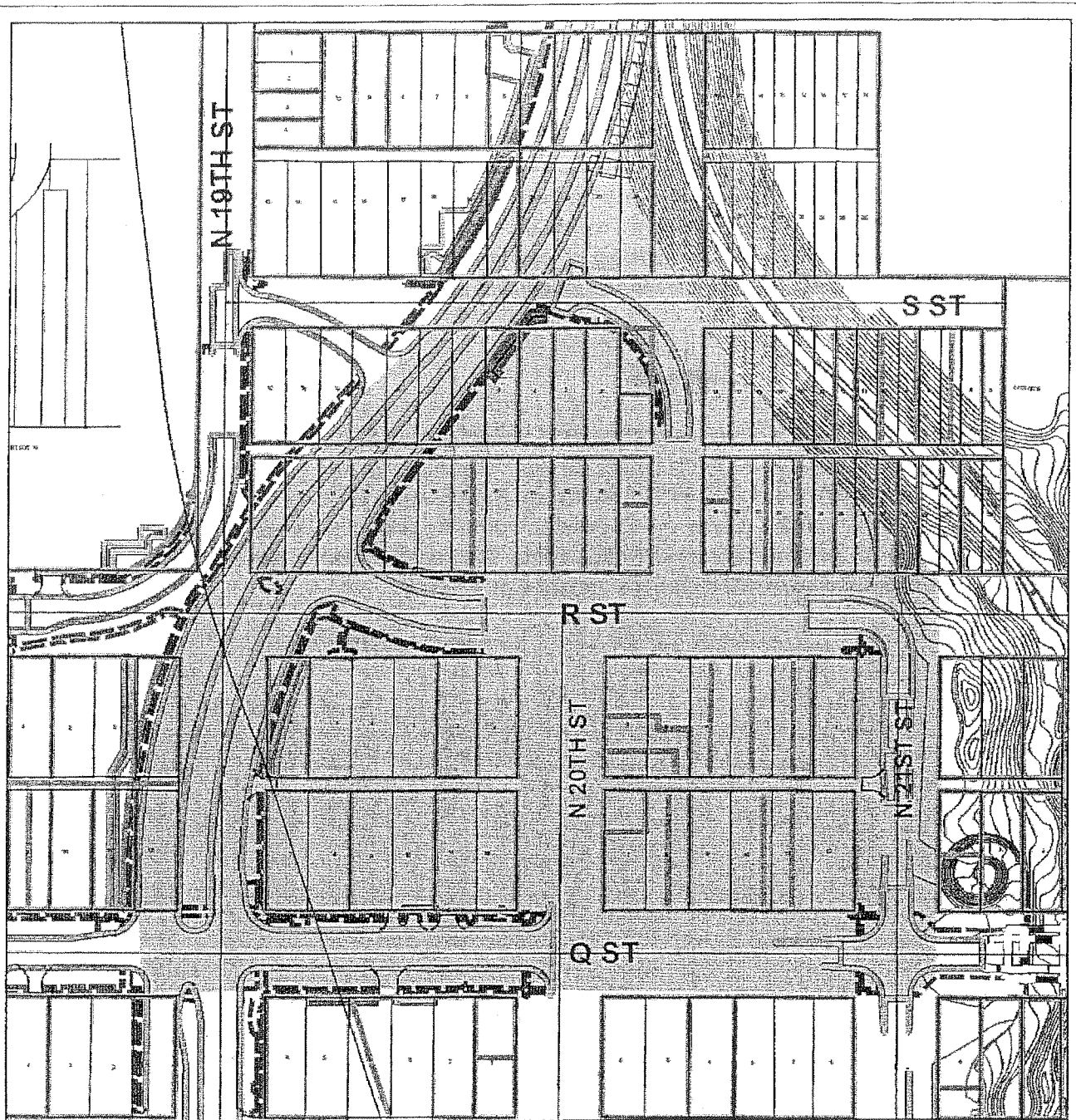
3. Proposed Costs and Financing

A. Phase I – Mixed-Use Office and Parking Facility

The estimated total cost to implement Phase I is approximately \$62 million, including public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$6 million, generated from the private developments within the project area, and Capital Improvement Program funding, as well as the potential for parking revenue bonds. Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

B. Phase II – Mixed-Use Commercial

The estimated total cost to implement Phase II is approximately \$10 to \$35 million, including public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$1 to \$4 million, generated from the private developments within the project area, and Capital Improvement Program funding. Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.



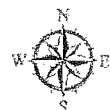
AV Parkway Plaza Triangle Redevelopment Project Area

Exhibit A

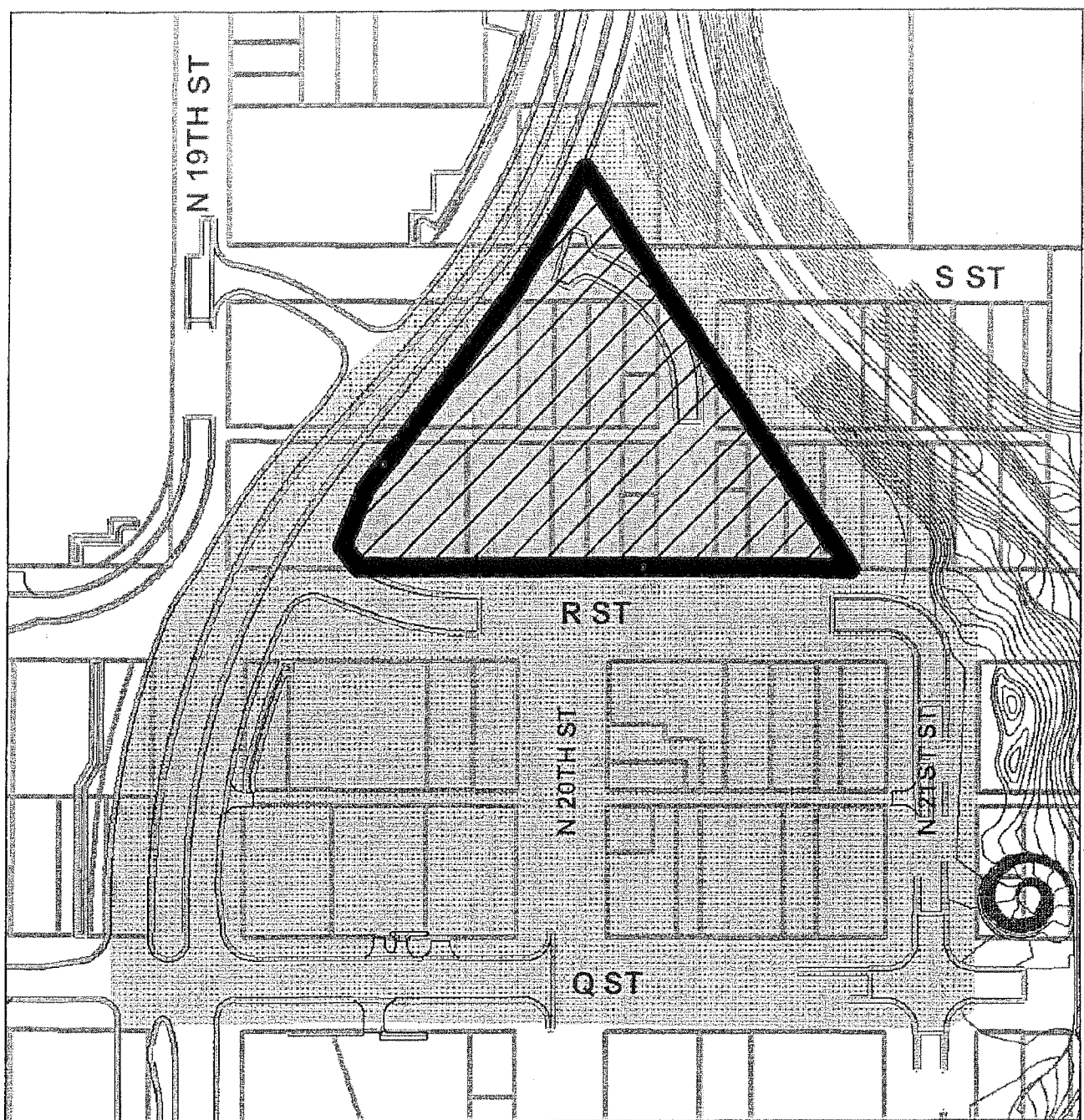
Project Area Boundary

Project Area Boundary
 Parcel Boundary
 Lot Lines

Antelope Valley
Redevelopment Plan







City of Lincoln
Urban Development GIS
Printed 6/17/08



AV Parkway Plaza Triangle Redevelopment Project Area

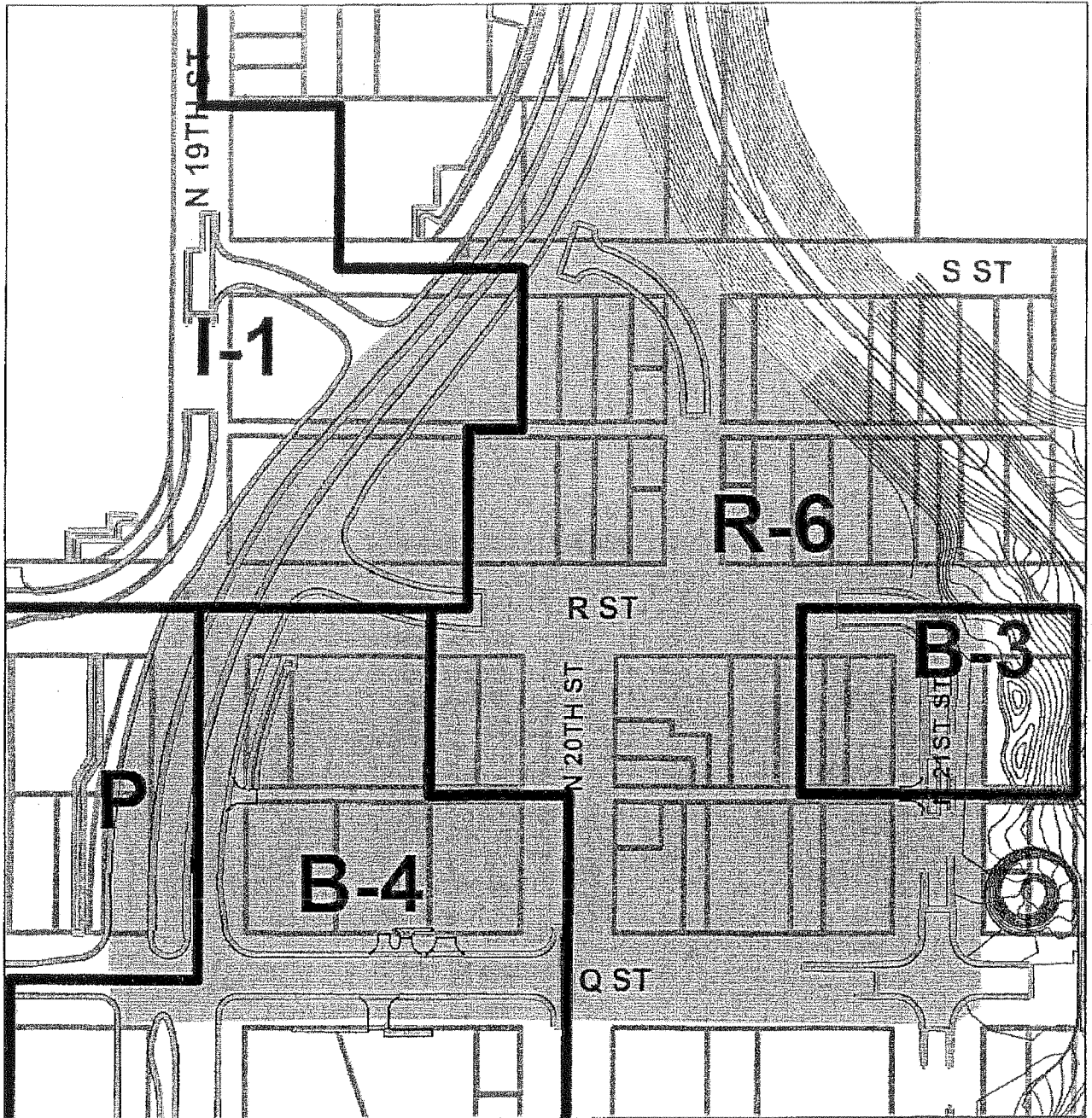
Exhibit B

Phase I & II Development Areas

- | | |
|---|---|
|  Project Area Boundary |  Phase II |
|  Phase I |  Parcel Boundary |

Antelope Valley
Redevelopment Plan


 City of Lincoln
 Urban Development GIS
 Printed 6/17/08



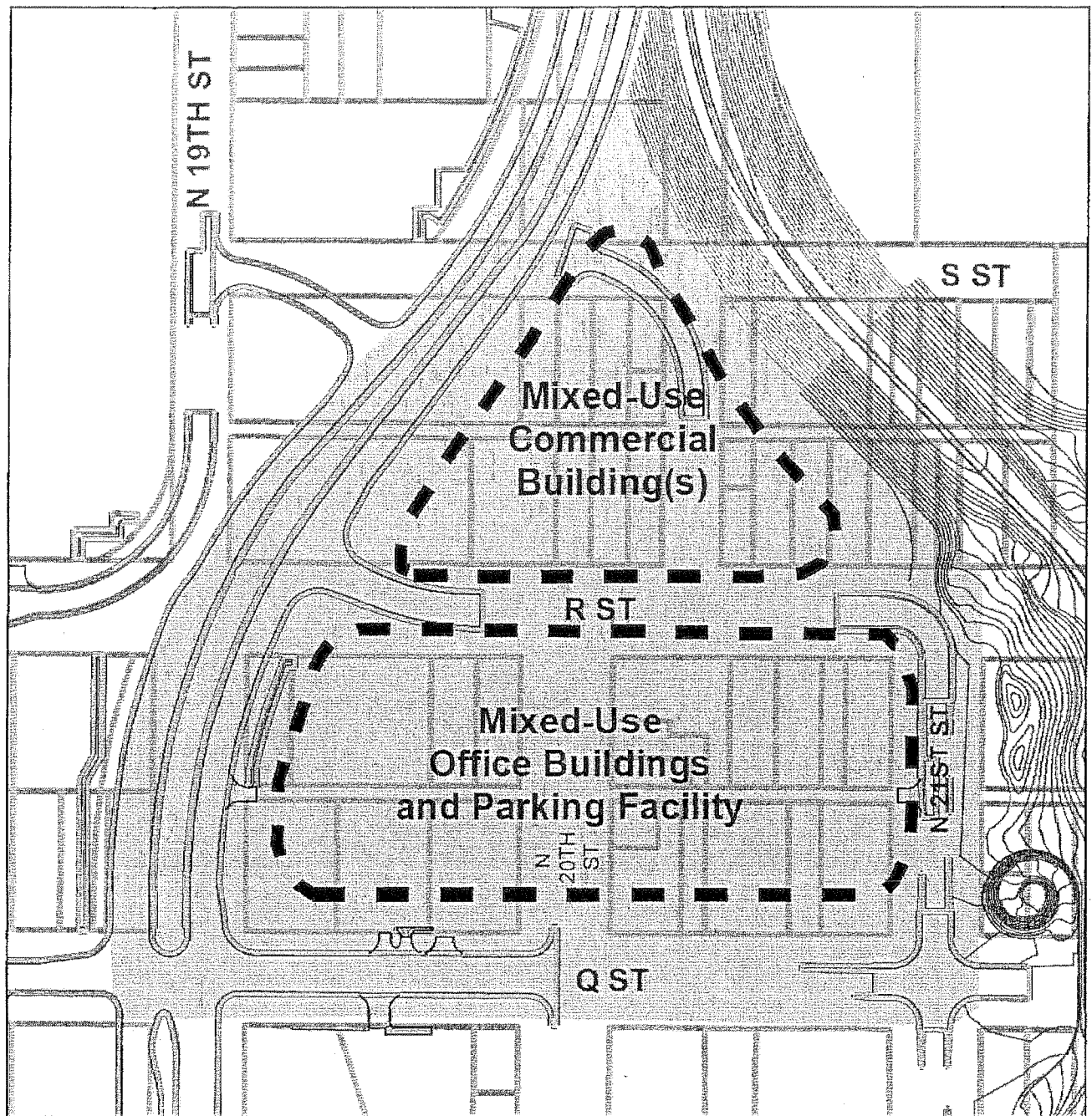
AV Parkway Plaza Triangle Redevelopment Project Area

Exhibit C
Zoning

Zoning
 Project Area Boundary
 Parcel Boundary

Antelope Valley
Redevelopment Plan



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AV Parkway Plaza Triangle Redevelopment Project Area

Exhibit D

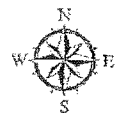
Future Landuse

 Project Area Boundary

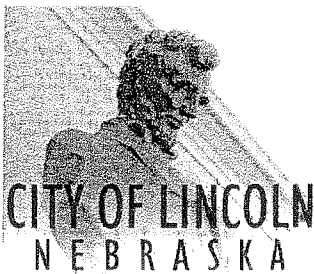
 Parcel Boundary

Antelope Valley

Redevelopment Plan



City of Lincoln
Urban Development GIS
Printed 6/18/08



ATTACHMENT "B"

Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

July 3, 2008

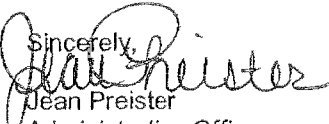
TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 08016**
(Proposed amendment to the Antelope Valley Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08016**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Antelope Valley Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "AV Parkway Plaza Triangle Redevelopment Project" generally located at North 19th & Q Streets. The proposed Project is a two-phase, mixed-use commercial and parking facility project. The Project Area is generally described as the area bounded by "S" Street on the north, "Q" Street on the south, the future Antelope Creek Channel (approximately North 21st Street) on the east, and the future Antelope Valley N/S Roadway (approximately North 19th Street) on the west. The Antelope Valley Redevelopment Plan Area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. A copy of the proposed amendment is attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, July 16, 2008**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Stephen Henrichsen, at 402-441-6374 or shenrichsen@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, July 10, 2008, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

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Urban Development

Hallie Salem
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Lancaster County Board of Commissioners

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Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

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Lincoln-Lancaster County
Planning Department
Marvin S. Krout, Director

555 South 10th Street / Suite 213
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402-441-7491 / fax: 402-441-6377

Eugene W. Carroll, Chair
City-County
Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

August 1, 2008

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Antelope Valley Redevelopment Plan**
"AV Parkway Plaza Triangle Redevelopment Project"
(Comprehensive Plan Conformance No. 08016)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, August 18, 2008, at 1:30 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds the "AV Parkway Plaza Triangle Redevelopment Project" generally located at North 19th & Q Streets. The proposed Project is a two-phase, mixed-use commercial and parking facility project. The Project Area is generally described as the area bounded by "S" Street on the north, "Q" Street on the south, the future Antelope Creek Channel (approximately North 21st Street) on the east, and the future Antelope Valley N/S Roadway (approximately North 19th Street) on the west. The Antelope Valley Redevelopment Plan Area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. You were previously provided with a map and a copy of the proposed amendment.

On July 16, 2008, the Lincoln City-Lancaster County Planning Commission voted 8-0 (Esseks absent) to find the proposed amendment to the **Antelope Valley Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08016).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Stephen Henrichsen (441-6374 or shenrichsen@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on August 11, 2008, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, August 7, 2008.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Downtown Lincoln Association

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, August 1, 2008 AND FRIDAY, August 8,
2008:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, August 18, 2008, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (441-7866) or the Planning Department (441-7491):

1. A resolution approving and adopting proposed amendments to the Lincoln Center Redevelopment Plan for the "Block 85 Redevelopment Project". The Block 85 Redevelopment Project Area is generally bounded by Rosa Parks Way and M Street and South 8th Street and South 9th Street. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.
2. A resolution approving and adopting a proposed amendment to the Antelope Valley Redevelopment Plan to add the "AV Parkway Plaza Triangle Redevelopment Project" generally located at North 19th & Q Streets. The Project Area is generally described as the area bounded by "S" Street on the north, "Q" Street on the south, the future Antelope Creek Channel (approximately North 21st Street) on the east, and the future Antelope Valley N/S Roadway (approximately North 19th Street) on the west. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south.

Joan Ross
City Clerk